



- SUPERBLY PRESENTED DETACHED BUNGALOW
- IN EXCELLENT ORDER THOROUGHOUT
- NO ONWARD CHAIN
- ENTRANCE HALLWAY, SITTING ROOM/LOUNGE WITH ACCESS ONTO SUN TERRACE
- KITCHEN BREAKFAST ROOM AND UTILITY ROOM
- THREE BEDROOMS WITH ONE EN-SUITE, FAMILY BATHROOM
- DRIVEWAY PARKING AND GARAGE
- UNDER HOUSE/CELLAR AREA

Oakley Close, Teignmouth, TQ14 8RX

Guide Price £475,000

A superbly presented detached three bedroom bungalow in highly sought after location. The bungalow has been subject to a comprehensive program of modernisation/refurbishment and is offered in excellent order both internally and externally. Offered with **NO ONWARD CHAIN**. Situated off of Maudlin Drive towards the end of a quiet cul de sac. The accommodation briefly comprises; entrance hallway, sitting room/lounge with access onto sun terrace, modern fitted kitchen and utility room, three bedrooms (one with en-suite shower room), family bathroom, driveway parking, garage, under house/cellar, south facing garden with ornamental pond.



## Property Description

Composite entrance door with inset obscure double glazed panels with leaded lattice-work, corresponding smoked side screens into the...

### ENTRANCE HALLWAY

Radiator, stripped wooden floorboards, recessed spotlighting, hatch and access to loft space (in the loft there are four skylight windows). Door leading to the under house. Doors to...

### SITTING ROOM/LOUNGE

uPVC double glazed sliding patio doors with outlook and access onto the enclosed SUN TERRACE. Two radiators, recessed spotlighting, fitted Heta wood burner.

### SUN TERRACE

A large enclosed south facing sun terrace with attractive timber and glass balustrading overlooking the enclosed rear gardens.

### KITCHEN

Modern fitted kitchen with eco floor covering, recessed spotlighting, range of high gloss cupboard and drawer base units under laminate rolled edge work surfaces, integrated brushed chrome electric oven and corresponding four ring gas hob, single drainer sink unit with mixer tap over, under counter appliance spaces, attractive tiled splash back, under counter and plinth lighting, corresponding eye level units, extractor hood, space for upright fridge freezer, wall mounted Baxi Duo Tec gas boiler providing the domestic hot water supply and gas central heating throughout the property, uPVC double glazed window to side aspect with far reaching rural views. Radiator. Open through to...

### UTILITY ROOM

Continuation of Eco floor covering, uPVC double glazed window overlooking the front aspect and approach. Counter-top with tiled splash back, feature lighting, space and plumbing for washing machine and further appliances, radiator, recessed spotlighting, courtesy door through to **GARAGE.**





### **BEDROOM ONE**

uPVC double glazed French patio doors with access and outlook onto the SUN TERRACE. Radiator, recessed spot lighting. Door to...

### **EN-SUITE SHOWER ROOM**

A modern fitted en-suite shower room with tiled shower enclosure with glazed sliding door/screen, fitted shower, wall hung wash hand basin, ladder style towel rail/radiator, obscure double glazed window, walls tiled to dado height, tiled flooring, wall hung WC with concealed plumbing, recessed spot lighting, fitted extractor.

### **BEDROOM TWO**

Dual aspect with uPVC double glazed window to side and front aspect, recessed spot lighting, radiator.

### **BEDROOM THREE**

uPVC double glazed window to side aspect, recessed spot lighting, radiator.



### **FAMILY BATHROOM**

uPVC smoked double glazed window, recessed spot lighting, suite comprising bath with fitted shower over, part tiled walls, recessed shelving, fitted extractor fan, wall hung WC with concealed plumbing, wash hand basin, tiled flooring, ladder style towel rail/radiator.

From the entrance hallway stairs lead down to...

### **UNDER HOUSE/CELLAR**

Providing potential to provide additional accommodation to the main residence, subject to the necessary building regulations and consents.

### **ROOM ONE**

uPVC double glazed door leading to the garden, power and lighting.

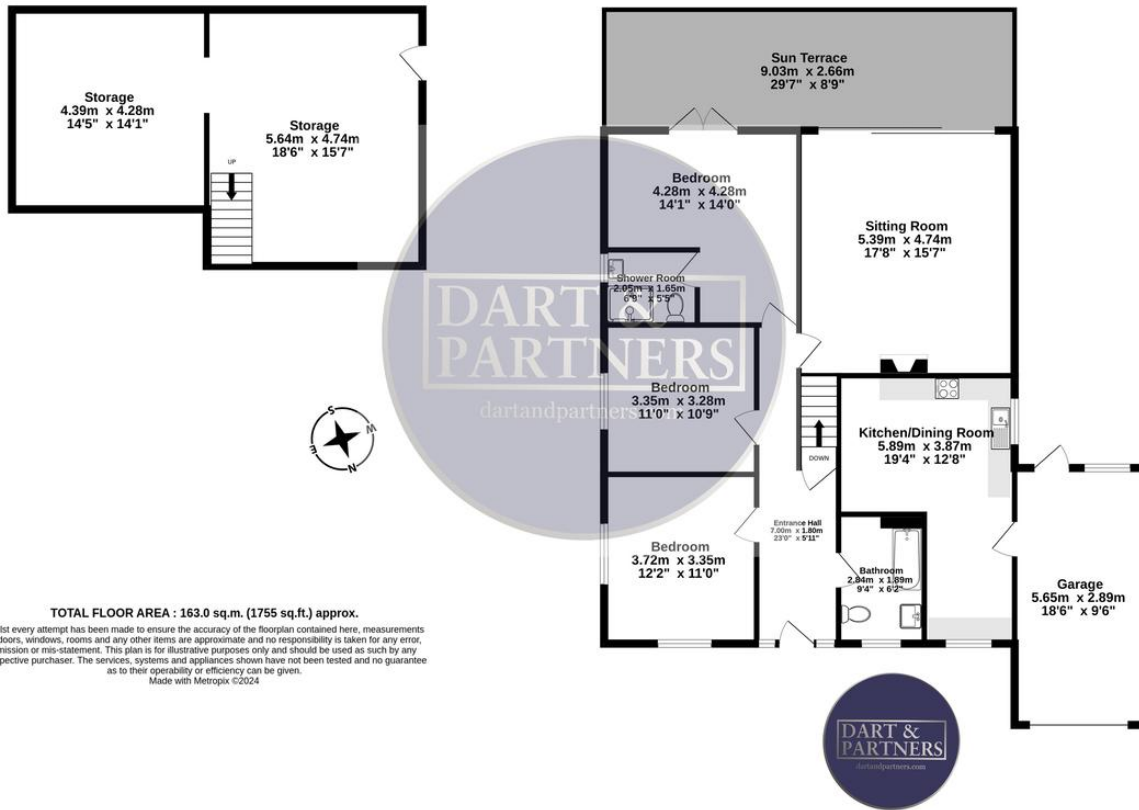
### **ROOM TWO**

Power and lighting.



Basement  
45.6 sq.m. (490 sq.ft.) approx.

Ground Floor  
117.5 sq.m. (1264 sq.ft.) approx.



TOTAL FLOOR AREA : 163.0 sq.m. (1755 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## OUTSIDE

The bungalow is approached over a driveway which provides **OFF ROAD PARKING** and leads to an **ATTACHED GARAGE**. A pathway continues to the main entrance with courtesy lighting. External water tap. Pathways lead to the rear garden to either side. The front gardens consist of a raised retained and level area with mature border. Ornamental garden pond. The gardens enjoy the passage of the sun throughout the day.

## ATTACHED GARAGE

With metal up and over door.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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